

LAND VALUES

Each year, the Minnesota Department of Revenue compiles farm sales in the state into a single data set that includes sale price, parcel size, number of tillable acres, and other pertinent items.

Statewide, the number of farm sales totaled 1,789 for January 1 through September 30, 2008. The average acreage per sale was 119 acres in 2008, compared with 112 acres in 2007. The average sale price per acre for the same period in 2008 was \$3,078, an increase of \$355 per acre from the 2007 average.

Cropland rented for cash in the state averaged \$109.00 per acre, an increase of \$15.00 from a year ago.

FARM REAL ESTATE SALES: Number, Acres, and Price, Minnesota, 2004-2008

Year	Number of Sales	Acres Sold	Price Per Acre		
			Average 2/ 3/	Minimum 3/	Maximum 2/
	<u>Number</u>	<u>Acres</u>	-----Dollars-----		
2004	2,808*	313,890*	2,096*	126	14,257
2005	2,676*	279,903*	2,583*	108	14,657
2006	2,451	264,056	2,560	194	14,945
2007	2,429	272,216	2,723	240	14,634
2008 1/	1,789	213,349	3,078	268	14,422

1/ Current year includes transactions for Jan. 1, 2008, through Sept. 30, 2008.

2/ Sales with per-acre price exceeding \$15,000 were excluded from analysis and considered 'non-farm'.

3/ Sales not deemed 'arms-length' were excluded from analysis. These include, for example, sales between immediate family members.

* Revised

FARM REAL ESTATE SALES: Number, Acres, and Price, by District, Minnesota, 2008 1/

Reporting District	Number of Sales	Acres Sold	Price Per Acre		
			Average 2/ 3/	Minimum 3/	Maximum 2/
	<u>Number</u>	<u>Acres</u>	-----Dollars-----		
Northwest	364	62,729	1,274	268	5,407
North Central	49	5,078	1,724	396	5,880
Northeast	8	454	1,881	766	5,870
West Central	273	36,153	2,567	831	5,709
Central	353	34,192	3,695	600	12,500
East Central	88	6,981	3,129	432	9,886
Southwest	215	25,981	3,626	934	7,620
South Central	278	25,176	4,195	433	11,221
Southeast	161	16,605	4,451	2,080	14,422
Minnesota	1,789	213,349	3,078	268	14,422

1/ Transactions include Jan.1, 2008, through Sept. 30, 2008.

2/ Sales with per-acre price exceeding \$15,000 were excluded from analysis and considered 'non-farm'.

3/ Sales not deemed 'arms-length' were excluded from analysis. These include, for example, sales between immediate family members.

Source: Steven J. Taff, Associate Professor & Extension Economist, Department of Applied Economics, University of Minnesota. Internet Web Site (www.landeconomics.umn.edu).

CROPLAND RENTED FOR CASH: Average Cash Rent Per Acres, Minnesota and Selected States, 2005-2008 1/

State	2005	2006	2007	2008	Change 2007-2008
	-----Dollars Per Acre-----				<u>Percent</u>
MN	86.50	88.00	94.00	109.00	16.0
IA	131.00	133.00	140.00	165.00	17.9
ND	39.00	39.00	41.00	45.00	9.8
SD 2/	50.40	53.00	56.50	65.00	15.0
WI	70.00	71.00	72.00	85.00	18.1
48 States 3/	78.00	79.50	85.00	96.00	12.9

1/ Cash rents in normal dollars (not adjusted for inflation).

2/ Non-irrigated land.

3/ Excludes Alaska and Hawaii.